



verizon

10+ Years Remaining | Investment Grade Credit Tenant (NYSE: VZ | S&P: BBB+) 19 Year Operating History at the Site



OFFERING MEMORANDUM
HIRAM, GEORGIA (ATLANTA MSA)

Marcus & Millichap
THE SULO GROUP

OFFERING SUMMARY

PROPERTY ADDRESS

Verizon
 4791 Jimmy Lee Smith Parkway
 Hiram, GA 30141

OFFERING SUMMARY

Price:	\$3,225,000
Cap Rate:	6.30%
Net Operating Income:	\$203,250
Building Square Footage:	4,500 Sq Ft
Year Built:	2007
Lot Size:	+/- 0.76 Acres

LEASE SUMMARY

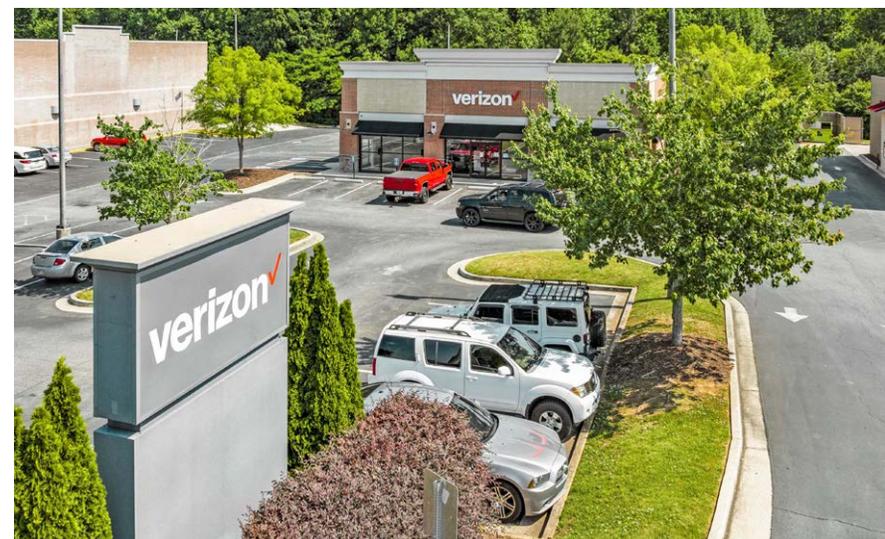
Tenant:	Verizon Wireless
Guaranty:	Corporate
Lease Commencement:	9/25/2006
Rent Commencement:	3/1/2026
Lease Expiration:	2/28/2037
Lease Term Remaining:	10+ Years
Lease Type:	Double Net
Roof and Structure:	Landlord Responsible
Rental Increases:	5.00% Every 5 Years
Renewal Options:	None
Right of First Refusal:	None

OPERATING DATA

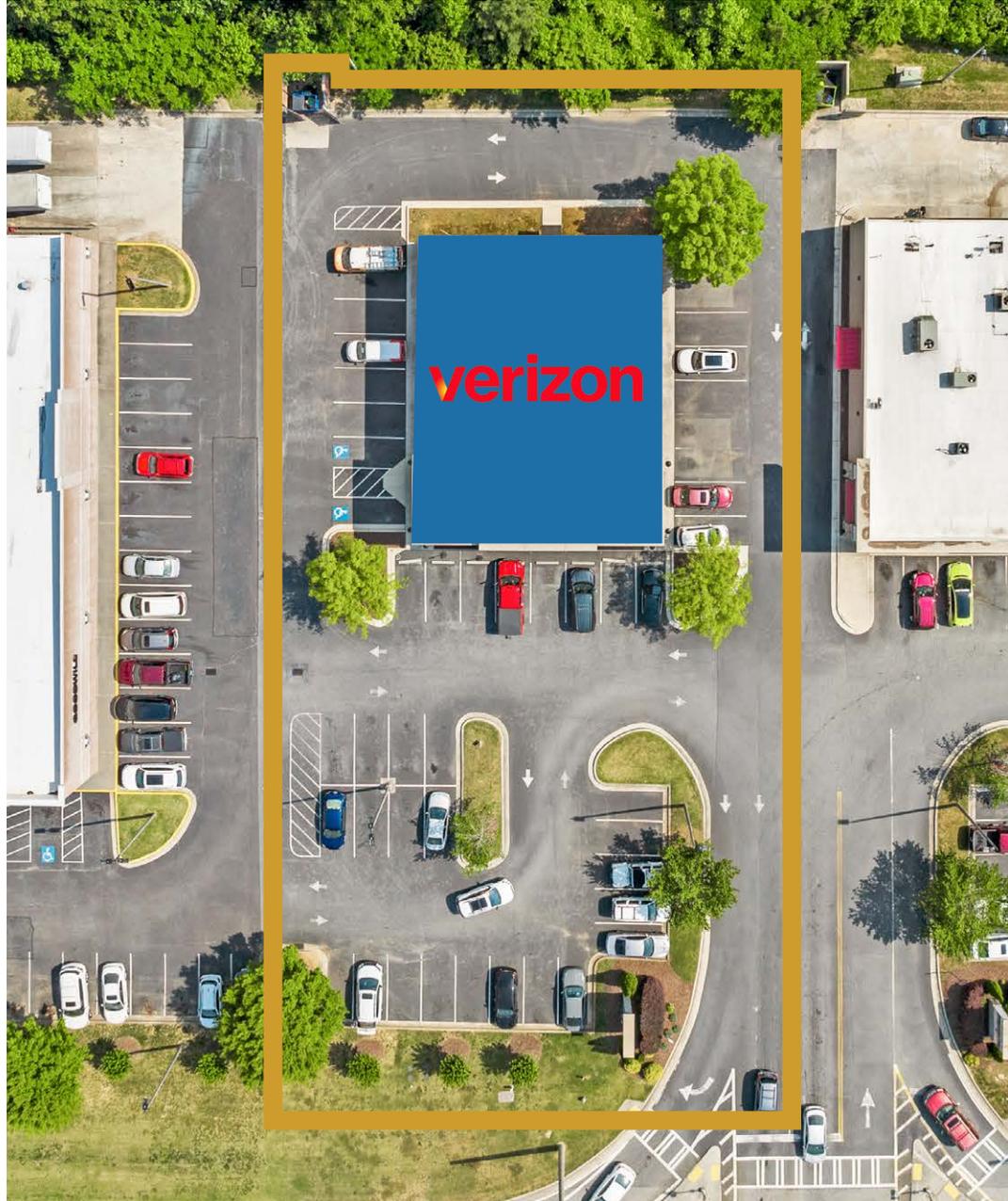
Year	Start Date	End Date	Annual Rent	Cap Rate
21-26	3/1/2026	2/28/2032	\$203,250	6.30%
27-31	3/1/2032	2/28/2037	\$213,415	6.62%

INVESTMENT HIGHLIGHTS

- **Investment Grade Credit Tenant (NYSE: VZ | S&P BBB+)**
 - Verizon Wireless reported \$134.8 Billion in annual revenue for 2024, a 0.6% increase compared to 2023.
 - Verizon Communications ranks #31 on the Fortune 500 list.
 - Verizon has an investment grade credit rating from all three major agencies, with Moody's at Baa1, S&P at BBB+, and Fitch at A+, reflecting its strong financial standing and solid access to capital.
 - Verizon holds roughly 36% of the U.S. wireless-service market, making it the largest mobile carrier in the country by subscriber share.
- **Recent Long-Term Lease Extension with 10% Rental Increases Every 4 Years**
 - Verizon recently signed an early, 8-year lease extension in 2026, commencing March 1st, 2026, displaying their long-term commitment to this location.
 - The lease offers a hedge against inflation with a 5% rental increases in lease year 6.
 - The tenant has no option periods remaining, granting a new owner with full flexibility to reposition, renegotiate, or redevelop the site as they see fit.
 - This store was a build-to-suit for Verizon Wireless and the tenant has been operating at this facility since 2007.
- **Situated at a Stoplight Intersection with 36,000+ Cars Per Day**
 - The subject property is located on Lawrenceville-Suwanee Road, which sees an average of 36,000+ cars per day.
 - The parcel features healthy access, with the ability to turn left in and out of the property.
 - The site is approximately .76 acres and has ample parking, lending itself to a multitude of redevelopment opportunities.
- **Located in a Major Commercial Trade Area with Several Big-Box Retailers**
 - The subject property is adjacent to many national retailers such as Walmart Supercenter, The Home Depot, Sam's Club, Target, Kohl's, Best Buy and much more.
 - The subject property is located in close proximity to Wellstar Paulding Medical Center, a major regional medical center with approximately 112 beds and 1,900 employees. A major expansion is underway as of 2025 with a plan to increase capacity to 224 beds by 2029.
- **Located in the Atlanta Metropolitan Area**
 - The metro region added more than 64,000 residents in a single year (2024-2025), bringing the total to over 5.28 million, while the job base has expanded roughly 8% since the pandemic began.
 - The Atlanta metro area has one of the highest concentrations of Fortune 500 companies in the United States.
 - The population within a 2-mile radius of the subject property increased at an average annual rate of 2.4% between 2020 and 2024.



SITE PLAN



AERIAL OVERVIEW



1,140,000 Visits/Year
#3 out of 90 in Georgia (97th Percentile)
#198 out of 1,990 Nationwide (90th Percentile)
placer.ai

Jimmy Lee Smith Pkwy
37,844 CPD

Subject Property
verizon

AERIAL OVERVIEW



Subject Property
verizon

sam's club
1,500,000 Visits/Year
placer.ai

Jimmy Lee Smith Pkwy
37,844 CPD

TENANT PROFILE

Verizon Communications Incorporated (NYSE, Nasdaq: VZ) was formed on June 30, 2000 and is one of the world's leading providers of technology and communications services.

Headquartered in New York City and with a presence around the world, Verizon generated revenues of \$138.2 billion in 2025. The company offers voice, data and video services and solutions on its award-winning networks and platforms, delivering on customers' demand for mobility, reliable network connectivity, security and control. Verizon was the first company in the world to launch commercial 5G for mobility, fixed wireless and mobile edge computing.

Verizon is committed to ensuring all Americans have access to affordable broadband and are equipped with the skills to use it. We work with other companies and nonprofit partners to support digital inclusion in a variety of ways, including, equipping under-resourced schools with STEM education tools and free internet access, partnering with school districts across the country during the pandemic to provide discount broadband service to support distance learning and hosting digital literacy training for communities in need.

Company Type: Public
Location: New York, New York (1,500 Corporate Locations)
Website: <https://www.verizon.com/>

BBB+
 Investment Grade Tenant

\$138.2B
 Annual Revenue 2025

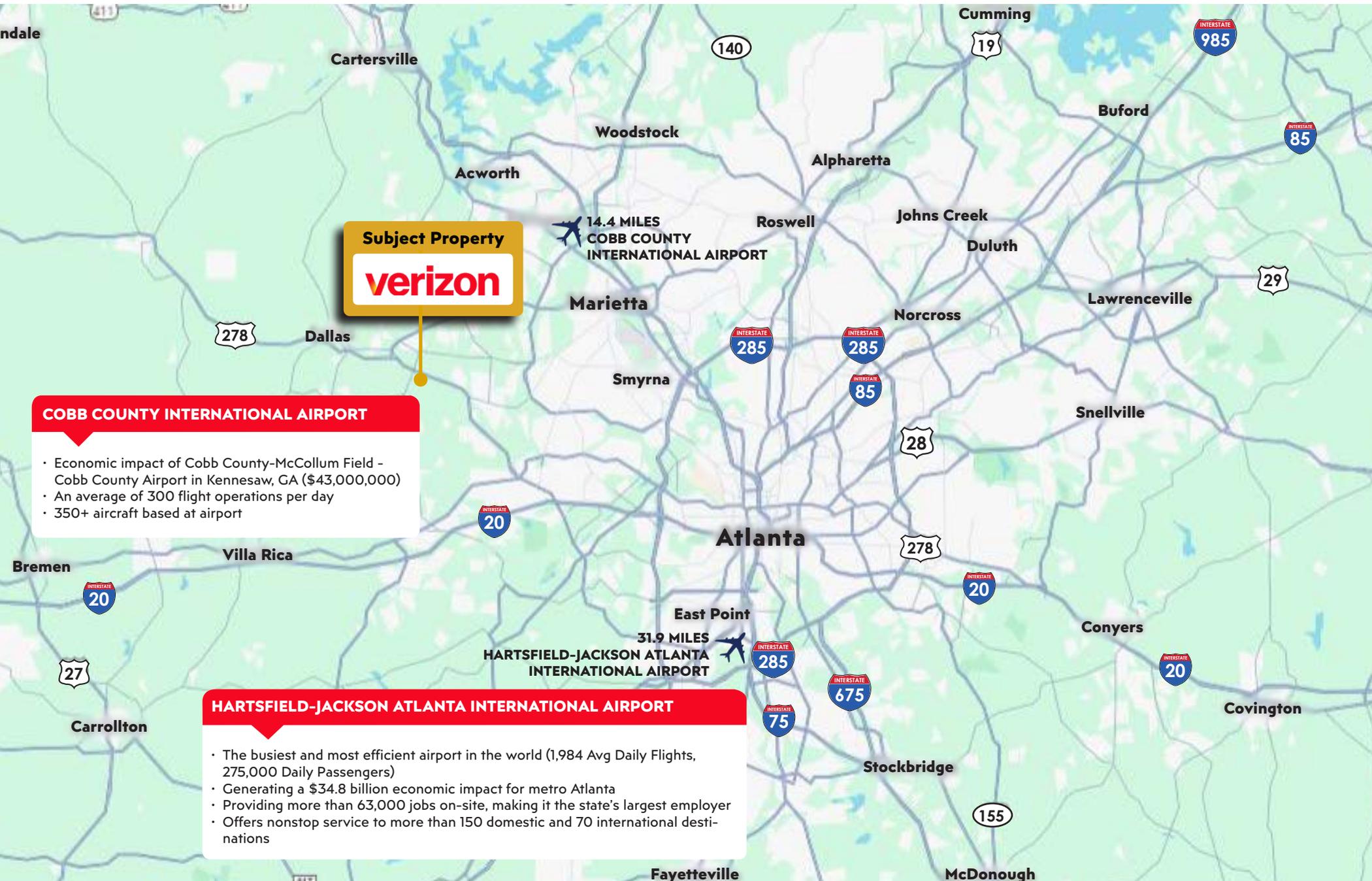
100,000
 Employees Globally



PROPERTY PHOTOS



REGIONAL MAP



AREA OVERVIEW

HIRAM

- A rapidly growing suburb roughly 25 miles northwest of Atlanta in Paulding County, offering a blend of historic charm and modern commercial growth.
- Today, Hiram is best known for its annual Blueberry Festival, which attracts visitors from all over the state. The festival celebrates the town's agricultural heritage and features blueberry-themed food and drinks, live music, and a parade. Every year, the festival helps to put Hiram on the map as a destination for tourists and locals alike.
- The town is home to a variety of businesses and industries, as well as a number of parks and recreation facilities.
- Hiram is also home to a number of schools, including a public high school and a private college. The town's close proximity to Atlanta makes it an ideal location for commuters.
- Residents of Hiram enjoy a variety of activities, including shopping, dining, and entertainment. The town is also home to a number of churches and temples.

ATLANTA

- With few natural barriers to limit development, tremendous population growth over the past decade expanded the metro's borders, and the region now has a population of roughly 6.3 million people.
- The urban core has been the epicenter of several major construction projects in recent years, with Centennial Yards headlining urban renewal in Downtown Atlanta.
- The distinctive Stone Mountain is 30 minutes outside the Atlanta urban core and is a popular destination for tourists and hikers.
- Ted Turner's media empire was based in Atlanta, and many related production companies still have a presence in the metro today. Georgia's film and TV production tax credits have helped to retain entertainment industry jobs. As music production has dispersed across the country in the internet age, Atlanta's cultural influence has grown as well.
- The metro has several acclaimed cultural institutions, including Zoo Atlanta and the High Museum of Art.
- More than 50 institutions of higher learning call Atlanta home, including Emory University, Georgia Institute of Technology, Georgia State University and Spelman College.
- Atlanta is home to professional sports franchises in the NFL, MLB, NBA, MLS and WNBA.

ECONOMY

- Atlanta's economy is highly diversified, with the metro's top employers representing a wide variety of sectors.
- Besides being the seat of state administrative business, Atlanta is also host to a Federal Reserve Bank branch and the headquarters for the Center for Disease Control.
- Hartsfield-Jackson airport is the world's busiest by passenger volume.
- Atlanta's location makes it a logistics hub in the present, as it was in its early days when railroads dominated cargo transport.



MERCEDES-BENZ STADIUM



KENNESAW STATE UNIVERSITY



SILVER COMET TRAIL

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	2,130	25,130	77,811
2020 Population	2,595	31,216	90,161
2024 Population	2,853	33,121	94,474
2029 Population	2,981	34,535	98,066
HOUSEHOLDS			
2010 Households	990	9,003	27,281
2020 Households	1,175	11,059	31,828
2024 Households	1,318	12,244	34,749
2029 Households	1,393	12,863	36,271
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	63.9%	69.8%	73.6%
2020 Owner Occupied Housing Units	55.3%	67.1%	73.7%
2024 Owner Occupied Housing Units	56.7%	66.9%	73.7%
2029 Owner Occupied Housing Units	57.0%	66.7%	73.6%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	26.7%	21.2%	17.9%
2020 Renter Occupied Housing Units	39.5%	28.5%	22.7%
2024 Renter Occupied Housing Units	38.1%	28.9%	22.7%
2029 Renter Occupied Housing Units	37.7%	29.0%	22.8%
AVERAGE HOUSEHOLD INCOME	\$96,233	\$107,209	\$114,038

AREA SNAPSHOT



94,474

POPULATION (5-MILE)



72,732

DAYTIME POPULATION (5-MILE)



3.3%

POPULATION GROWTH (2025-2029)



\$96,233

AVERAGE HOUSEHOLD INCOME (1-MILE)

CONFIDENTIALITY & DISCLAIMER

Exclusively Listed by:

Dominic Sulo

Senior Managing Director
CHICAGO OAKBROOK
Tel: (630) 570-2171
DSulo@marcusmillichap.com
License: IL 475.134920

Sam Malato

Director Investments
CHICAGO OAKBROOK
Tel: (630) 570-2263
SMalato@marcusmillichap.com
License: IL 475.179469

Broker of Record:

John Leonard
Regional Manager
License: 252904

Marcus & Millichap

Oakbrook, IL
1 Mid America Plaza #200
Oakbrook Terrace, IL 60181
P: +1 630-570-2200

Information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services of Atlanta, Inc. ("Marcus & Millichap") and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

MARCUS & MILLICHAP HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF SINGLE TENANT NET LEASED PROPERTY AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a single tenant property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a single tenant property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any single tenant property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this single tenant property.